



RE/MAX
Prime Estates



7 Powlers Close, Stourbridge, DY9 9HH

£220,000

Nestled in the charming area of Powlers Close, Stourbridge, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a well-appointed bathroom, designed for both comfort and convenience. The layout of the property is practical, making it easy to navigate and enjoy daily life. The semi-detached nature of the home offers a sense of privacy while still being part of a friendly neighbourhood.

Situated in Stourbridge, this property benefits from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.

This semi-detached house in Powlers Close is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

Approach



Access via a dropped kerb, across a shared driveway onto a block paved driveway.

Entrance Hall 9'6" x 11'1" (2.90 x 3.39)

Access from the front door, stairs leading to the first floor. Side access to the rear garden.

Kitchen 9'7" x 9'1" (2.94 x 2.77)



A number of wall and base units, stainless steel sink and drainer, double glazed window to the rear.

Lounge 10'9" x 20'8" (3.30 x 6.30)



Double glazed window to the front and rear.

Landing

Doors leading to bedrooms, bathroom and WC.

Bedroom 10'9" x 11'4" (3.30 x 3.47)



Double glazed window to the front.

Bedroom 6'7" x 11'2" (2.01 x 3.41)



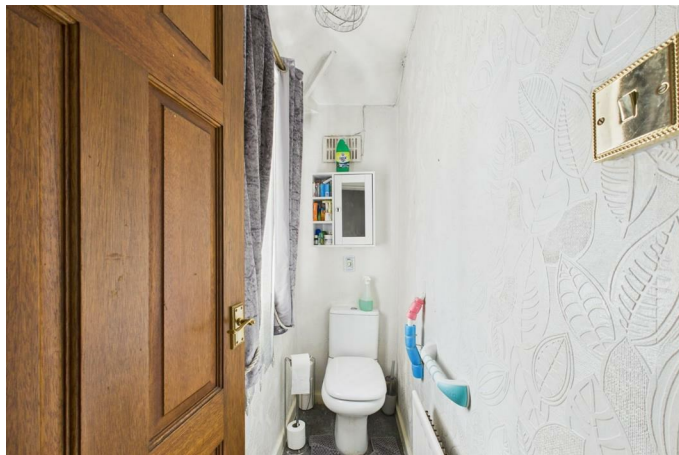
Double glazed window to the front

Bedroom 10'9" x 9'4" (3.30 x 2.87)



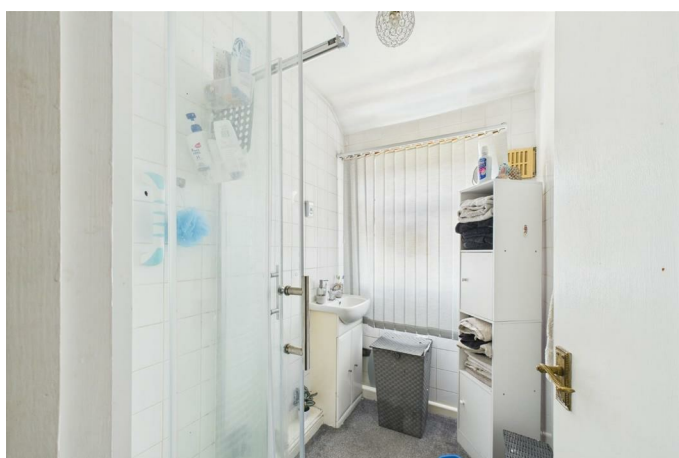
Double glazed window to the rear

WC



Double glazed window to the side, WC.

Shower Room



Shower cubicle, wash hand basin, double glazed window to the rear.

To The Rear



Large rear garden, with gated access to the front of the property.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients

through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

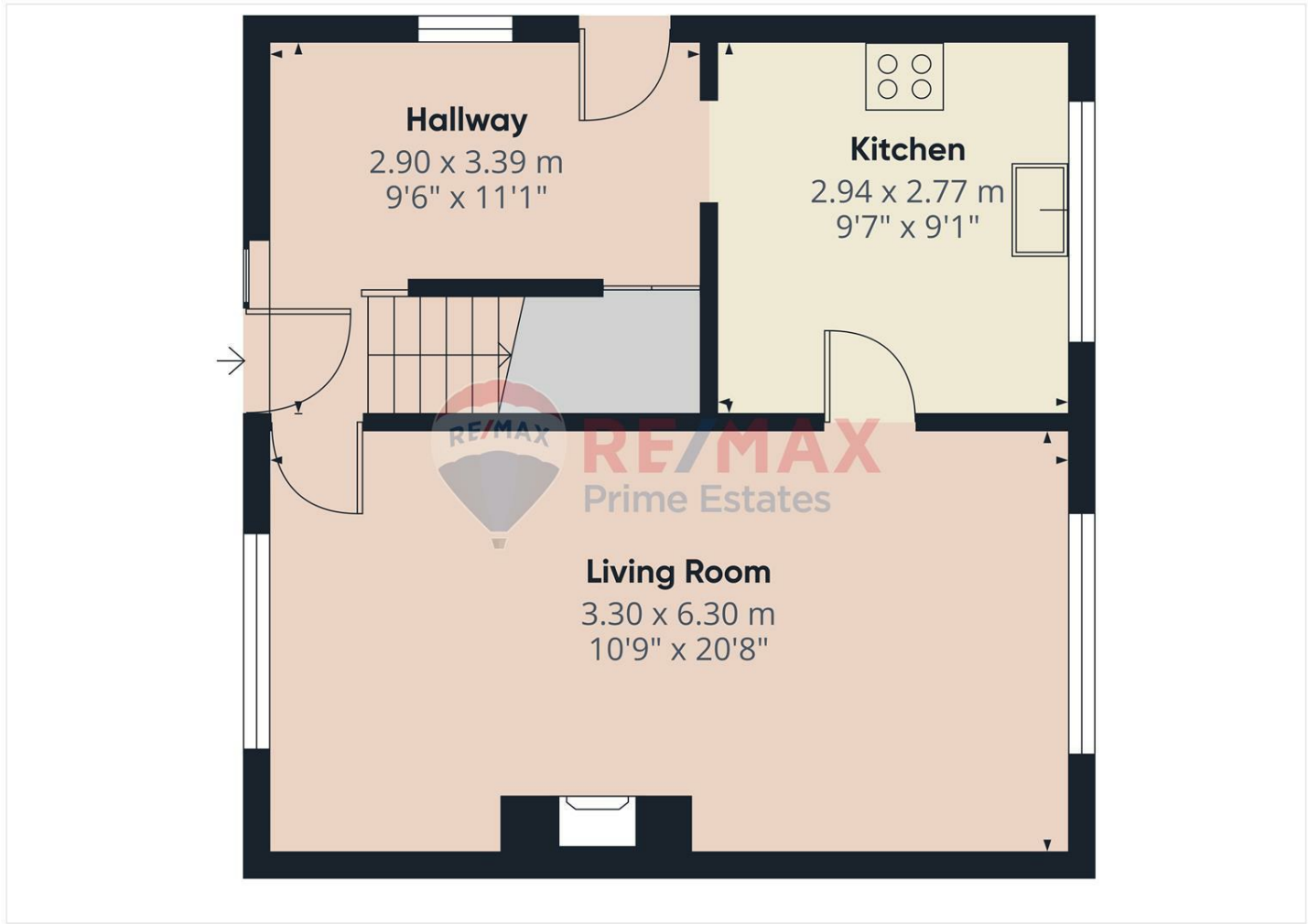
We are happy to provide further details on referral arrangements upon request.

Money Laundering Regulations

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

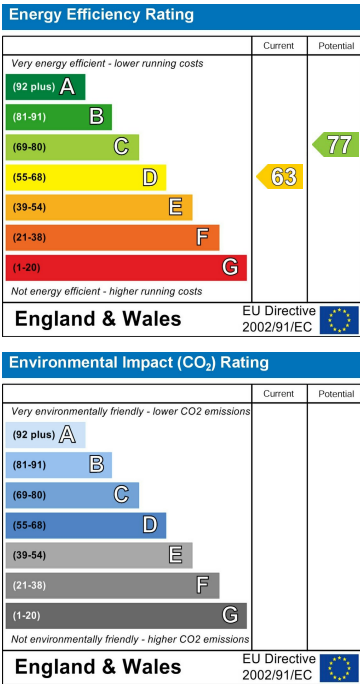
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.